

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN
(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION And JOINT
SESSION with EXTRATERRITORIAL ZONING COMMITTEE
Town of Walworth, Village of Fontana)
Monday, May 23, 2022

Chairman Petersen called the monthly meeting of the Plan Commission and Joint Session with Extraterritorial Zoning Committee to order at 5:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Cindy Wilson, Sarah Lobdell, Chairman Petersen, Lisa Laing, Trustee Prudden, Tara Ramljak, Bob Ahern

Walworth ETZ Members present: Ken Magowan

Fontana ETZ Members present: Cindy Wilson, Bob Ahern, Sarah Lobdell

Plan Commissioners absent: None

Walworth ETZ Members absent: Jim Van Dreser, Steve Santeler

Fontana ETZ Members absent: None

Also Present: Kevin Day, Theresa Loomer, Drew Lussow, Bonnie Schaeffer, Dale Thorpe, John O'Neill, Josh Madigan

Visitors Heard

Dorey Boyce, Tim Fischer

Approve Minutes March 28, 2022

The minutes from the April 25, 2022 meeting were distributed.

Commissioner Lobdell/Commissioner Laing 2nd made a MOTION to approve the minutes from the April 25, 2022 meeting, and the MOTION carried without negative vote.

Joint Session Public Hearing

Certified Survey Map and Zoning District Application Filed by Joshua Madigan for an amendment to the Zoning Map to rezone the existing 16.6-acre lot from A-1, ETZ to A-5, ETZ excluding lands currently mapped as C-1, ETZ located at W6099 Willow Bend Road, Walworth, for Parcel EA192900001

A quorum for the Walworth ETZ Members were not able to be present in order to hear the above-mentioned matter therefore the matter had to be rescheduled to the next Plan Commission meeting.

Joint Session Business

ETZ Recommendation on the Certified Survey Map and Zoning District Application Filed by Joshua Madigan for an amendment to the Zoning Map to rezone the existing 16.6-acre lot from A-1, ETZ to A-5, ETZ excluding lands currently mapped as C-1, ETZ located at W6099 Willow Bend Road, Walworth, for Parcel EA192900001

A quorum for the Walworth ETZ Members were not able to be present in order to hear the above-mentioned matter therefore the matter had to be rescheduled to the next Plan Commission meeting.

Plan Commission Recommendation on the Certified Survey Map and Zoning District Application Filed by Joshua Madigan for an amendment to the Zoning Map to rezone the existing 16.6-acre lot from A-1, ETZ to A-5, ETZ excluding lands currently mapped as C-1, ETZ located at W6099 Willow Bend Road, Walworth, for Parcel EA192900001

A quorum for the Walworth ETZ Members were not able to be present in order to hear the above-mentioned matter therefore the matter had to be rescheduled to the next Plan Commission meeting.

Plan Commission Public Hearing

Conditional Use Permit Application filed by John O'Neill, JMO Properties, LTD, for Caretakers Residence at 201 Dewey Avenue, Fontana, for Parcel STV00031A

The public hearing was opened at 5:05 pm. John O'Neill applied for a Conditional Use Permit (CUP) for the property at 201 Dewey Avenue. The building plans were included in the meeting packet. The property consists of four storage units and the application was filed for approval to construct a one-bedroom apartment for a caretaker's residence. O'Neill stated the apartment will have a deck and be below the tree line. Dorey Boyce, 227 Dewey Avenue, asked whether there were any changes to the zoning code. Thorpe replied the code was amended several months ago to allow for a caretakers' facility in the Research Park (RP) district for a storage facility. Tim Fischer, 220 Dewey Avenue, asked the location of the unit. O'Neill described the location and stated he would be the one living in the caretaker's residence. One letter was submitted on behalf of the Geneva Point Association, and they expressed concerns about the new construction blocking their view. There was discussion about what happens to the residence if O'Neill were to move out, and Thorpe explained the CUP would no longer be valid if the storage facility no longer exists. The public hearing was closed at 5:15 pm.

Plan Commission General Business

Recommendation on the Conditional Use Permit Application filed by John O'Neill, JMO Properties, LTD, for Caretakers Residence at 201 Dewey Avenue, Fontana, for Parcel STV00031A

Following the conclusion of the Public Hearing regarding 201 Dewey Avenue, Attorney Thorpe then explained to the Plan Commission that it is now up to them to deliberate and make a decision on the Conditional Use Permit and if it should proceed to the Village Board.

Commissioner Prudden/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval for the conditional use permit application filed by John O'Neill, JMO Properties, LTD, for a caretaker's residence at 201 Dewey Avenue, Fontana, for Parcel STV00031A as presented, and the MOTION carried without negative vote.

Recommendation on Utility Easement for 1501 Country Club Drive

Attorney Dale Thorpe mentioned that overall, as properties come in to have permits issued it allows the Village to take a look at the easements and cure any deficiencies before granting a permit for any additional work to be done. Most of the Plan Commission Members agreed and didn't have anything additional to add.

Commissioner Lobdell/Commissioner Wilson 2nd made a MOTION to approve the recommendation for a utility easement for 1501 Country Club Drive, as presented, and the MOTION carried without negative vote.

Reschedule October Plan Commission Meeting to Monday, October 24, 2022

Chairman Petersen/Commissioner Laing 2nd made a MOTION to approve the rescheduling of the October Plan Commission Meeting date to Monday, October 24, 2022, and the MOTION carried without negative vote.

Reschedule December Plan Commission Meeting to Tuesday, December 27, 2022

Chairman Petersen/Commissioner Lobdell 2nd made a MOTION to approve the rescheduling of the December Plan Commission Meeting date to Tuesday, December 27, 2022, and the MOTION carried without negative vote.

Adjournment

Commissioner Lobdell/Commissioner Laing 2nd made a MOTION to adjourn the meeting at 5:33 pm, and the MOTION carried without negative vote.

Minutes prepared by: Drew Lussow/Village Clerk

Note: These minutes are subject to further editing. Once approved by the Plan Commission, the official minutes will be on file at the Village Hall.

APPROVED: 06/27/22